PHASE I
ENVIRONMENTAL ASSESSMENT REPORT

APRIL 14, 2022

APN 3018-028-023, 052, 053, & 054
PALMDALE, CA



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1. INTRODUCTION

1.1 Objective

This report summarizes the results of a Phase I Environmental Site Assessment of the subject property performed by Robin Environmental Management (REM) in April 2022. The purpose of this Environmental Site Assessment is to evaluate the potential for environmental concerns or liabilities due to past and/or current land use practices at the subject site or from nearby properties. This assessment included in this report is solely targeted for CERCLA (Superfund) liability and the "innocent landowner defense", to permit user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability, by conducting all appropriate inquiries to identify recognized environmental conditions (RECs).

1.2 Scope of Work

- Visual investigation of the property to obtain information regarding obvious visual signs of adverse environmental conditions, contamination, hazardous material usage, storage and handling on and in the adjoining sites (only up to one parcel next to the subject property) of the subject property

- Visual survey of the adjoining land uses (only up to one parcel next to the subject property) and determination of any current nearby operations which may potentially impact the subject site

- Government document search of records compiled by various government agencies for on site or nearby operations (past and present) to aid in the identification of any potential contamination sources

- Review of building permit records available at local agency and other pertinent documents to identify any potential past on-site operations which may have environmental implications.

2. PROPERTY DESCRIPTION

2.1 Geographical Description of Property

The subject property, APN 3018-028-023, 052, 053, & 054, is a roughly E-W trending rectangular-shaped lot at the northwestern corner of (the E-W trending) Avenue R and (the N-S trending) 25th Street E within a commercial usage zone in the city of Palmdale, California as shown on Figure 1-Site Photos, Figure 2-Site Location Map, and Figure 3-Recent Aerial Photograph Showing Site/Its Vicinity General Layout.

2.2 General Description of the Subject Property

The subject property, APN 3018-028-023, 052, 053, & 054, is a roughly E-W trending rectangular-shaped lot at the northwestern corner of (the E-W trending) Avenue R and (the N-S trending) 25th Street E in the city of Palmdale, California. The site is currently a generally fenced unpaved vacant lot covered with native vegetation and with a roughly NE-SW tending unpaved walkway diagonally passing through the entire site. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the entire unpaved outdoor areas of the site.

2.3 Present Tenants and Business Operation

At the time of site inspection on April 4, 2022, the site was generally fenced unpaved vacant lot covered with native vegetation and with a roughly NE-SW tending unpaved walkway diagonally passing through the entire site the site was an unpaved vacant lot.

2.4 Past Tenants and Business Operation

Methods of researching historic use of ownership of the subject property employed by REM are as follows:

- Historic Aerial Photo/Topographic Map records
- City Building Department records
- Historic City Directory records

2.4.1 Historic Aerial Photo/Topographic Map Records

Historic aerial photo/topographic map records for the site area included in Appendix B showed that, from prior to 1943 to at least 1971, the site was vacant lot with no improvement features. From prior to 1974 to at least 1994, the site was occupied by a partially developed commercial center with a roughly E-W trending rectangular-shaped major store building in its northwestern portion, a few small commercial stores attached to its east side, several construction pads, and asphalt-paved parking. In 2005, the site was vacant lot again.

2.4.2 City Building Department Records

Records available at the City of Palmdale Building Department indicated that the site was first developed into Lucky Supermarket Store with 2303 East Avenue R address (in the northwestern portion of the site) and few small restaurants/stores attached to its east side in the middle 1970's. Formerly onsite Lucky Supermarket Store (with 2303 East Avenue R address) and few restaurants/stores attached to its east side were demolished around 2000 rendering the site as vacant lot like today.

2.4.3 Historic City Directory Records

REM staff reviewed historic city directory records for the site address available at the Sherman Library, Newport Beach, CA. There were no pre-1974 city directory listings for site addresses. From 1974 to the 1990's, Lucky Store #881 (2303 E Ave R) and restaurants, hair salons, clothing stores, etc. occupied the site with no dry cleaning, auto repair, or service operations documented being performed on the site premise in the past. There were no post-2000 city directory listings for site addresses again.

2.4.4 Site Development/Occupancy History Summary

Based on historic site occupancy data listed above, the site development/occupancy history can be summarized as below:

Prior to the middle 1970's - The site was vacant lot

The middle 1970's to the 1990's - The site was with occupied by a partially developed commercial center with a roughly E-W trending rectangular-shaped major store building (occupied by Lucky Store #881 with 2303 E Avenue R address) in its northwestern portion, a few small commercial stores

(occupied by restaurants, hair salons, clothing stores, etc.) attached to its east side, several construction pads, and asphalt-paved parking. No dry cleaning, auto repair, or service operations documented being performed on the site premise in the past.

Around 2000 - Formerly onsite Lucky Supermarket Store (with 2303 East Avenue R address) and few restaurants/stores attached to its east side were demolished around 2000 rendering the site as vacant lot like today

2.5 Regional Physical Setting

The subject property's physical locations were researched employing a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad) Map relevant to the subject property. The USGS 7.5 Minute Quad Map has an approximate scale of 1 inch to 2,000 feet, and shows physical features with environmental significance such as wetlands, water bodies, roadways, mines, and buildings. Please refer to Appendix A, Figure 2.

The physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the subject property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference. The surface elevation of the subject site is approximately 2,620 feet above Mean Sea Level (MSL) and exhibits a topographic down gradient generally towards north.

2.6 Hydrogeological Information

The subject site lies within the southwestern portion of the Mojave Desert, approximately 70 miles north-northeast of downtown Los Angeles. The climate is semi-arid, and the annual precipitation is less than 10 inches. The site area is underlain by Tertiary and younger alluvial/fluvial fan deposits, lacustrine (lake) sediments, and pre-Tertiary basement rocks.

Hydrogeologically, the subject site is located in the south-central portion of the Antelope Valley Groundwater Basin. Within the Antelope Valley Groundwater Basin, there are following two major aquifers: the principal aquifer that is unconfined and occurs in younger alluvial deposits at an approximate depth of 200 to 350 feet; and the deep aquifer that occurs in older alluvial deposits below 550 feet deep and is confined by the overlying layer of lacustrine sediments. At the subject site area, the groundwater occurs at an

approximate depth of 225 feet with a general flow direction towards north.

2.7 Historical Hazardous Substance Usage

2.7.1 Records search sources

REM's field engineer contacted the following public agencies to find any records of former operation of Underground Storage Tank (UST) for gasoline/product or any other hazardous substances on the subject site premise.

- City of Palmdale Building and Safety Department
- County of Los Angeles Department of Public Works (CLADPW), Environmental Programs Division
- Regional Water Quality Control Board – Lahontan Region

No records were found in reference to historical usage or handling of UST on the subject property.

2.7.2 List and quantities of the hazardous materials

List and quantities of the hazardous materials previously or presently used, disposed, treated, stored, or generated at the subject property were searched and assessed. REM staff searched the State Department of Toxic Substances Control (DTSC)-compiled records website for all documented hazardous wastes disposal activities throughout California in the past at http://hwts.dtsc.ca.gov/report_list.cfm for sites addresses and found no site hazardous wastes disposal manifest records.

2.7.3 Permits, licenses, and registrations

All present and past records of permits, licenses, registrations, certificates of environmental relation were searched. REM staff also searched the Los Angeles County Department of Public Works (CLADPW)-compiled master industrial wastes permit facilities list and found that Lucky Store #881, 2303 E Ave R (the site main occupant from the middle 1970's to the 1990's; see Section 2.4) was formerly with an in-ground grease trap permitted by the CLADPW for its operations. The said grease trap was removed when Lucky Store #881 was demolished around 2000. REM staff further searched the South Coast Air Quality Management District (SCAQMD)-compiled Facility INformation Detail (FIND) database at www.aqmd.gov/webappl/fim/defualt.htm for site addresses and found no SCAQMD permit

records for the site.

2.7.4 Violation or non-compliance notice

No currently pending violation or notice of non-compliance was issued with the present environmental regulations, according to the findings of our environmental assessment on the subject property.

2.7.5 Regulatory database record research

According to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.

2.7.6 Environmental lien records

Under current environment regulation, government agency may place an environmental lien on the property with known contamination and no cleanup/mitigation activities apparently intended being conducted by the site owner upon the agency issued the cleanup enforcement order. Based on historic site usage and government records search summary documented in this section, the subject property is not a known contamination site and no environmental liens are likely being imposed on the subject property. Furthermore, the conducted government records search shows that there are no environmental liens placed by the federal environmental agency under CERCLA regulations for the subject site. REM staff searched the California State Department of Toxic Substances website EnviroStor data search and found no environmental liens were placed by the State environmental agency for the subject site. City of Palmdale records also show that there are no environmental liens placed by the local environmental agency for the subject site.

3. PROPERTY RECONNAISSANCE

REM's environmental assessor/geologist performed the field survey of the subject site and adjacent properties on April 4, 2022. A site location map and a recent aerial photograph showing site/its vicinity general layout are included as Figures 2 and 3, respectively.

3.1 Air Quality - Indoor and Visible Emissions

No unusual smells, obnoxious odors, or visual emissions were observed during the inspection of the subject property. Neither air emission stacks nor paint booth were present, thus no pertinent permits were searched for the previous records of violation history.

3.2 Asbestos-Containing Material (ACM)

Since the subject lot is currently with no improvement structures, asbestos-containing building materials are not of environmental concern.

3.3 Lead-Based Paint (LBP)

Since the subject lot is currently vacant with no improvement structures, lead-based paint is also not a potentially environmental concern.

3.4 Polychlorinated Biphenyl (PCB's)

Prior to 1978, PCBs were commonly used in dielectric fluids in transformers, capacitors, and light ballasts due to their desirable thermal characteristics, and hydraulic fluid compactor. Due to their demonstrated toxicity and persistence in the environment, PCB manufacturing in the United States was discontinued.

Pole-mounted transformers were found in the vicinity of the subject building, appearing in good condition without any sign of leakage. No PCB-containing hydraulic fluid trash compactor or concrete pad-mounted transformers were noticed present on the subject site premise.

3.5 Underground Storage Tank (UST)

The visual inspection of the subject site revealed no evidence of surface or above ground

features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, sumps, spill containment device, leak detection device, etc.) normally associated with underground storage tanks (UST's).

3.6 Aboveground Storage Tank

REM's field officer performed the visual inspection of the subject site to find evidence of surface or above ground features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, concrete pad, drains in vicinity, etc.) normally associated with aboveground storage tanks (AST's). Visual observation also includes the inspection to identify any surface markings indicating the existence of aboveground product pipelines. No evidence on the presence of any on-site aboveground storage tank was identified.

3.7 Fuel Islands

The visual inspection of the subject site revealed no evidence of fuel islands or dispensers either in operation or abandoned.

3.8 Hydraulic Hoist Unit

The visual inspection of the subject site revealed no presence of underground hydraulic hoist units within the subject site premise.

3.9 Hazardous Materials / Petroleum Products Storage & Handling

No containers storing automotive or industrial batteries, pesticides, or chemicals seemingly exhibiting toxic hazards at the time of site inspection. No major spills, leakage, or staining were observed throughout the site

3.10 Other Containers

No other containers indicating any sign of environmental concern were observed during the site inspection.

3.11 Hazardous Waste Treatment, Storage, Disposal (TSD)

No storage, treatment, or disposal of hazardous waste was found during the site investigation. No severely improper waste stream processing or disposal practices were

observed on the subject property.

3.12 Distress Vegetation

Planters and vegetation in the vicinity of the subject site were found well maintained on bare soil or within separate planters in relatively good appearance with no sign of chemical stress or unnatural appearance.

3.13 Stockpiled Soils and Construction Debris

REM's site inspection did not reveal any evidence of stockpiled soils on the ground of subject property.

3.14 Wastewater Treatment Unit / Clarifier

No underground industrial wastewater treatment facility, i.e., clarifier was observed on the subject property during the site visit.

Storm water drainage system in the close proximity of the subject area did not identify any abnormal accumulation of petroleum or chemical run-off or foreign materials. No unusual blockage of the storm-water control system was observed during the site visual inspection. REM recommends no investigation on described storm-water systems at the subject property.

3.15 Solid Waste Disposal

No improper activities of treatment or disposal of hazardous, medical, or toxic wastes are performed on the subject site.

3.16 Wells

REM's site walk-through did not discover any irrigation wells, injection wells, abandoned wells, groundwater-monitoring wells, dry wells, septic wells oil wells, gas wells, domestic water wells, other monitoring wells on the subject premises.

3.17 Underground Pipelines

REM's site inspection did not reveal any evidence of underground pipelines beneath the

ground of subject property, other than public utility lines such as sewer, power, and electric lines, for which public "dig-alert" service would easily identify upon 48-hour telephone notice in advance.

3.18 Boilers & HVAC Systems

The subject lot is current with no improvement structures and there are no water heater and HVAC systems present on the site premise.

3.19 Visual Indication of Spills, Leakage, Staining

REM's site inspection did not reveal any evidence of on-site or off-site spills, leakages, or staining significant enough to pose immediate environmental concern onto the subject property. No significantly stained catch basins, drip pads, or sumps were observed. There were no major spills around surface drains, pipes, gutters, spouts, or tubes, if any, at the time of site investigation.

3.20 Soil Staining or Surface Staining on Unpaved/Natural Lands

No staining or surface staining on the bare soil or unpaved lands were identified during the site investigation.

3.21 Pits, Ponds, Lagoons

No visible evidence of wetlands such as pits, ponds, lagoons, or any other water bodies, except water accumulating at the bottom of excavation along the west side of the site, was observed within the subject property's boundary lines.

3.22 Herbicides/Pesticides

No evidence of herbicide or pesticide use on the subject property was observed during the inspection.

3.23 Radon

Radon sources can be found from earth and rock beneath building structures, well water, and building materials themselves. Though there is no immediate health effect, it is believed to account for approximately 10% of lung cancer deaths in the United States. Estimated

national average is 1.5 picocuries per liter of air, however, levels as high as 200 picocuries per liter in some commercial buildings can be found. USEPA and California Department of Health Services' Radon Survey Interim Results report shows different U.S. regions. According to general geological and climate information, where Region 9 includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and San Diego Counties. According to the California EPA, Los Angeles and Riverside County is classified as a "Zone 2" county having a predicted average screening level between 2-4 picocuries per liter of air. Orange and San Diego County is under Zone 3, having the level less than 2 picocuries/L, and Ventura County as Zone 1 has the level greater than 4 picocuries/L.

If a property region reportedly has radon concentration below 4 picocuries per liter of air in 99.5% of homes within the region, then, it is not likely impacted by the presence of radon gas, considering EPA action limit of 4 picocuries per liter of air volume. REM is not contracted to perform the testing of radon level on the subject property, thus the delineation of radon level is beyond the scope of the service covered in this report.

4. NEIGHBORING PROPERTIES

4.1 Adjacent/Adjoining Businesses

For the scope of this assessment, properties are defined and categorized based upon their physical proximity to the subject property. An adjoining property is any real estate property whose border is contiguous or partially contiguous with the subject properties, or that would be if the properties were not separated by a roadway, street, public thoroughfare, or stream.

Adjoining properties of the subject site are as follows:

North: By Canyon Creek residential community

East: Immediately by 25th Street E, and then by residences

South: Immediately by Avenue R, and then by residences to the east and Living Praise Christian Center to the west

West: By paved parking with carports (covered with solar panels) for Palmdale High School (2137 E Avenue R)

4.2 Historical Hazardous Substance Usage in Neighboring Properties

REM's staff contacted the following public agencies to find any records of former operation of Underground Storage Tank (UST) for gasoline/product or any other hazardous substances in the vicinity of the subject site premise:

- County of Los Angeles Department of Public Works (CLADPW), Environmental Programs Division
- Regional Water Quality Control Board – Lahontan Region
- California Department of Toxic Substances Control

No locations in the immediate adjacency of the subject site were found to pose any environmental threat to the subject property, based upon the data obtained via NETR governmental records database and the conducted agency records search. The conducted government records search identifies that Palmdale High School (2137 E

Avenue R) with parking lot in its southeastern portion to the west of the subject property is listed on State Water Board Leaking Underground Storage Tank (LUST) with a “Case Closed” status and on RCRA Information System facilities database for its maintenance facility in the western portion of the site campus, actually more than ¼ mile away from the subject property.

5. GOVERNMENT RECORDS SEARCH AND POTENTIAL OFF-SITE CONTAMINATION SOURCES

5.1 Historical Background and Scope of Coverage

Since the early 1970s, environmental agencies have been tracking the compliance of many facilities with the various laws that have been promulgated to halt the pollution of air, land and water. More recently, records have been maintained documenting spills of hazardous materials and the locations of known waste sites or regulated waste handling facilities. The following sections summarizes REM's review of database search of available records at the local, state and federal level and highlights the approximate location of such sites with respect to the subject property.

The conducted government record search was performed to aid:

1) Identification of facilities, located within a one-mile radius of the subject property, which might pose a potential threat to the subsurface environment at the subject property; and

2) Identification of any environmental violation notices associated with activities conducted at the subject property itself. The following lists were reviewed for sites within one mile of the property:

5.2 Database Sources

A. Federal Sources

- United States Environmental Protection Agency (U.S. EPA), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- U.S. EPA, National Priority List (NPL)
- Resource Conservation and Recovery Act (RCRA) Federal TSD Facilities
- Federal Emergency Response Notification System (ERNS)
- CERCLA Site Enforcement Tracking System
- RCRA Violators List (CORRACTS)
- U.S. EPA Federal Enforcement Docket
- Toxic Release Inventory System (TRIS)

- No Further Remedial Action Planned (NFRAP)

The CERCLIS is the EPA compilation of sites for which the EPA has evidence of, or is investigating, a release or threatened release, of hazardous substances which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). Sites to be included are identified primarily by the reporting requirements of hazardous substances including degreasing solvents, oily waste, acid solutions, alkaline solutions, and heavy metal solutions, Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

An NPL site is an uncontrolled or abandoned hazardous waste site identified for priority remedial action under Superfund Program. Such prioritized sites with significant risk to human health and the environment receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA). RCRA generator/TSD list is a compilation of hazardous waste generating facilities which have obtained an identification number from EPA.

ERNS database is a national computer database used to store information on unauthorized release of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's National Transportation System Center and the National Response Center. There are primarily five Federal statues that requires release reporting: CERCLA Section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) Section 311(b)(3); and the Hazardous Material Transportation Act of 1974 (HMTA) Section 1808 (b).

RCRA Violators List (CORRACTS): The Resource Conservation and Recovery Act of 1976 provides for "Cradle to Grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and TSD sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS).

Toxic Release Inventory System (TRIS): TRIS compiles database for a property having had a release of chemical compound, whose listing reflects permitted air releases rather than a release to soil or groundwater.

B. California State Sources

- State of California Office of Planning and Research (CORTESE), the State of California equivalent of CERCLIS
- Leaking Underground Storage Tanks (LUST)
- Solid Waste Information System (SWIS)
- Annual Work Plan (previously known as Bond Expenditure Plan), the State of California equivalent of NPL
- California Historical Abandoned Site Survey Program (CALSITES)

CALSITES: The Historical Abandoned Site Survey (HASS) Program, formerly the California Abandoned Sites Program Information System – ASPIS, identified certain potential hazardous waste sites. The identification of these sites was generally not made via sampling and site characterization, but as a result of file searches and windshield surveys.

No Further Action sites are also on the CALSITE list which has been marked for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with California Health & Safety Code.

CORTESE: This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites.

LUST(s): The Leaking Underground Storage Tanks (LUST) Information System is maintained by the State Water Resource Board pursuant to California Health & Safety Code.

SWIS (Solid Waste Information System): As legislated under Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains list of certain facilities, i.e. Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities.

AW (Annual Work Plan previously known as Bond Expenditure Plan): The California Health & Safety code requires the California EPA to develop a site-specific expenditure plan as the basis for an appropriation of California Hazardous Substance Cleanup Bond Act of 1984 funds. The Agency is also required to update annually and report any significant adjustments to the Legislature on an ongoing basis. The plan identifies California hazardous waste sites targeted for cleanup by responsible parties, the California and the Federal Environmental Protection Agency over the next coming years.

C. Regional Sources

- LUST - Regional
- Toxic Releases (NT)
- California Regional Water Resources Control Board, Solid Waste Assessment Test (SWAT)
- Well Investigation Program

NT (Toxic Releases): The California Regional Water Quality Control Boards or local Department of Health & Safety Services keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill, Leaks, Investigation and Cleanups, Non-Tank Releases, Toxic List or similar, depending on the local agency

SWAT (Solid Waste Assessment Test): This program requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment. Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology

within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

D. Other Sources

- RCRA-Generator
- RCRA-TSD Facilities
- SWLF (Solid Waste Landfill)

RCRA-G: The EPA regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form or a State equivalent form. The notification form provides basic identification information and specific waste activities.

RCRA-D: The EPA regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form or a State equivalent form.

SWLF: The California Waste Information system database consist both open as well closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972. Generally the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

5.3 Case Study References

A. Case-Closure

If sites are listed on the California Leaking Underground Storage Tank (LUST) database with a "case closed (no further remedial actions required)" status, it shall be interpreted as follows. The identified contamination at such sites was mitigated to a degree that the governing agency believed that these sites do not pose apparent concern/threat to the subsurface environment of the neighboring area.

B. Lawrence Livermore National Laboratory Reports on LUFT's

According to Lawrence Livermore National Laboratory / University of California Reports on Leaking Underground Fuel Tanks (LUFT's), approximately ninety percent of dissolved petroleum products are found less than 280 feet in distance from the origination source, and most of these plumes are either stable or decreasing in distance. And seventy percent of the plume is in shallow groundwater less than 25 feet below the ground surface.

C. Groundwater Flow Gradient

Environmentally-concerned sites located not directly at the up-gradient from the subject site can be deleted from anticipated target sites, since contamination from identified sites is unlikely to migrate along the groundwater flow direction to affect the subsurface environment underneath the subject site (Section 2.6 – Hydrogeologic Setting).

5.4 Potential Source of Contamination

Sites identified on referenced agency listing within the one-mile radius from the subject property are tabulated in the Appendix C of this Report. As shown in Appendix C, there are no Leaking Underground Storage Tank (LUST)/Spills sites or other sites within the vicinity (< 1/4 mile) of the referenced subject property being targeted as potential environmental concern.

5.5 UST, Disposal Sites, and Generators

As also summarized in Appendix C, there are no sites listed on federal EPA RCRA small quantities hazardous waste generators and Information System facilities databases, no disposal sites, and no sites listed on permitted Underground Storage Tank (UST) database compiled by the State Water Resources Control Board, located within 1/4-mile radius of the subject property.

6. USER PROVIDED INFORMATION

The User has not informed REM of any environmental liens that are filed or recorded against the Property; knowledge of activity and use limitations that are in pace on the Property, or that have been filed or recorded against the Property; any specialized knowledge of experience related to the Property or nearby properties; any information pertaining to the purchase price with respect to the fair market of the Property; any commonly known or reasonably ascertainable information about the Property that would identify conditions indicative of releases or threatened releases; and any obvious indications that point to the presence of contamination at the Property.

7. SUMMARY AND CONCLUSION

- The subject property, APN 3018-028-023, 052, 053, & 054, is a roughly E-W trending rectangular-shaped lot at the northwestern corner of (the E-W trending) Avenue R and (the N-S trending) 25th Street E in the city of Palmdale, California. The site is currently a generally fenced unpaved vacant lot covered with native vegetation and with a roughly NE-SW tending unpaved walkway diagonally passing through the entire site. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the entire unpaved outdoor areas of the site.

- Various historic sources listed in Section 2.4 reveals the site development/occupancy history as follows:

  Prior to the middle 1970's - The site was vacant lot
  The middle 1970's to the 1990's - The site was with occupied by a partially developed commercial center with a roughly E-W trending rectangular-shaped major store building (occupied by Lucky Store #881 with 2303 E Avenue R address) in its northwestern portion, a few small commercial stores (occupied by restaurants, hair salons, clothing stores, etc.) attached to its east side, several construction pads, and asphalt-paved parking. No dry cleaning, auto repair, or service operations documented being performed on the site premise in the past.
  Around 2000 - Formerly onsite Lucky Supermarket Store (with 2303 East Avenue R address) and few restaurants/stores attached to its east side were demolished around 2000 rendering the site as vacant lot like today

- All present and past records of permits, licenses, registrations, certificates of environmental relation were searched. REM staff also searched the Los Angeles County Department of Public Works (CLADPW)-compiled master industrial wastes permit facilities list and found that Lucky Store #881, 2303 E Ave R (the site main occupant from the middle 1970's to the 1990's; see Section 2.4) was formerly with an in-ground grease trap permitted by the CLADPW for its operations. The said grease trap was removed when Lucky Store #881 was demolished around 2000. REM staff further searched the

South Coast Air Quality Management District (SCAQMD)-compiled Facility INformation Detail (FIND) database at www.aqmd.gov/webappl/fim/defualt.htm for site addresses and found no SCAQMD permit records for the site.

- According to the conducted government records search, the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.

- Based on the conducted government records search, there are also no Leaking Underground Storage Tank (LUST)/Spills sites or other sites identified as exhibiting potential environmental concern within the vicinity (< 1/4 mile) of the referenced subject property. The conducted government records search identifies that Palmdale High School (2137 E Avenue R) with parking lot in its southeastern portion to the west of the subject property is listed on State Water Board Leaking Underground Storage Tank (LUST) with a "Case Closed" status and on RCRA Information System facilities database for its maintenance facility in the western portion of the site campus, actually more than ¼ mile away from the subject property.

- In conclusion, we have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-21 of APN 3028-028-023, 052, 053, & 054, Palmdale, CA. This assessment has revealed no evidence of apparently significant environmental concern or recognized environmental conditions in connection with the property. No Phase II (subsurface investigation) environmental assessment is recommended for the subject property.

8. LIMITATIONS AND CERTIFICATION STAMP

The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this opinion. The report is a professional opinion work, and no warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities.

The findings, conclusions and recommendations in this report are considered valid as of the present date. However, changes in the conditions of the property can occur with the passage of time, due to natural process or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standard may occur. REM is not responsible for conditions found at or beneath the subject property or adjacent properties. Accordingly, portions of this report may be invalidated wholly or partially by the changes beyond our control.

This report is prepared for the exclusive use of the client, and opinions/recommendations contained in this report apply only to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated.

Report Prepared by:
ROBIN ENVIRONMENTAL MANAGEMENT



ROBIN CHANG, PH.D., P.G.
Project Manager

9. QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT

Since Robin Chang, the personnel conducting the Phase I Environmental assessment is a California State Registered Professional Geologist, Robin Chang declares that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Sec. 312.10 of 40 CFR. I have the specific qualifications based on education, training, experience, and license to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

ROBIN ENVIRONMENTAL MANAGEMENT



ROBIN CHANG, PH.D., P.G.
Project Manager

APPENDICES

APPENDIX A

FIGURES & PHOTOS

FIGURE 1

SITE PHOTOS

Photo 1
Viewing the site from near its southwestern corner; facing northeast



Photo 2
Viewing the site from near its northeastern corner; facing southwest (facing northwest)



Photo 3
Canyon Creek residential community to the north of the site (facing west-northwest)



Photo 4
Residences, across 25th Street E, to the east of the site (facing south-southeast)



Photo 5
Residences on the left (to the east), and Living Praise Christian Center in the middle and on the right (to the west), across Avenue R, to the south of the site (facing east-southeast)

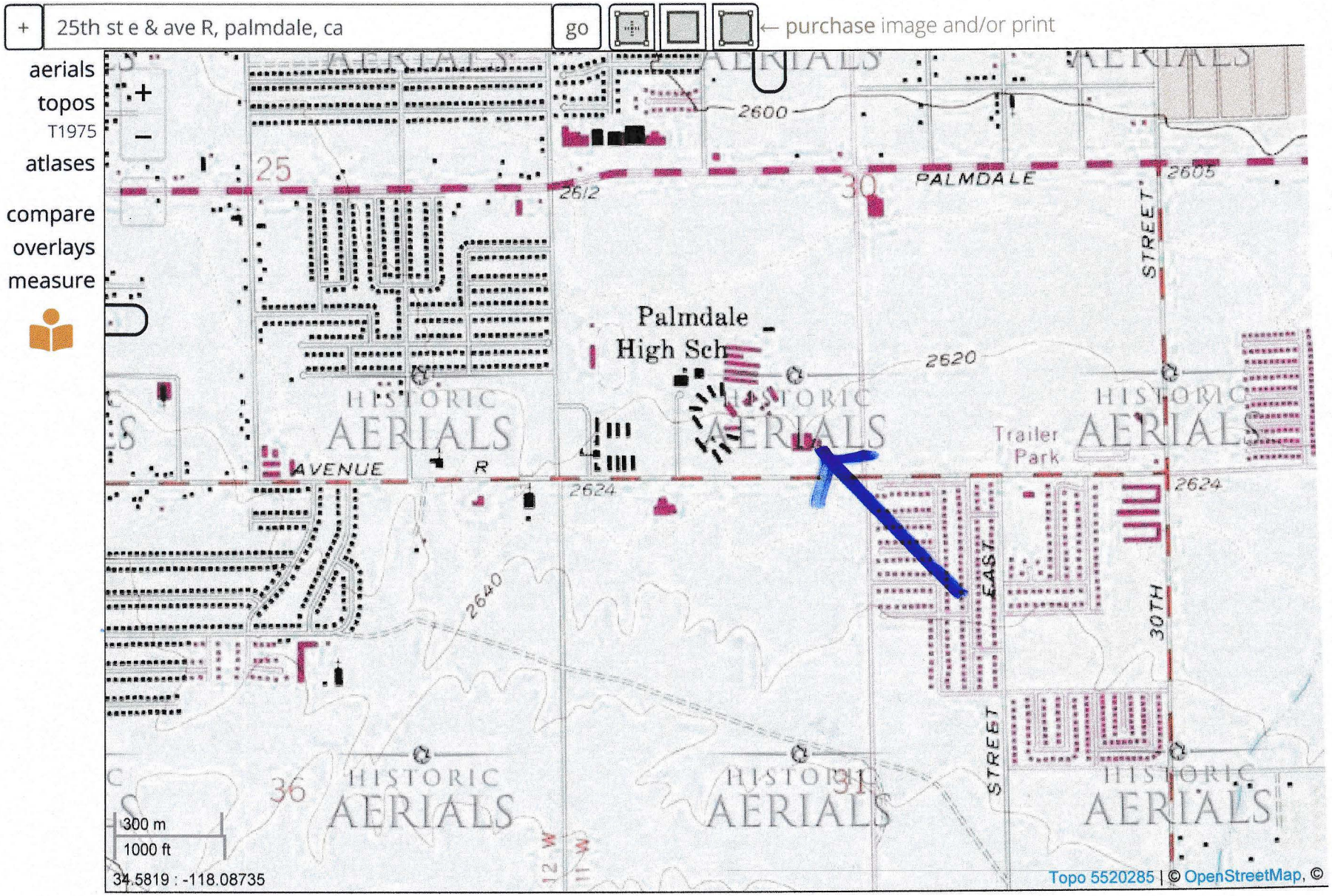


Photo 6
Paved parking with carports (covered with solar panels) for Palmdale High School (2137 E Avenue R) to the west of the site (facing northwest)



FIGURE 2

SITE LOCATION MAP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30
Palmdale
High Sch
2620
Trailer
Park
AVENUE
R
2624
2640
EAST
30TH
STREET
36
31
HISTORIC
AERIALS
300 m
1000 ft
34.5819 : -118.08735
Topo 5520285 | © OpenStreetMap, ©

FIGURE 3

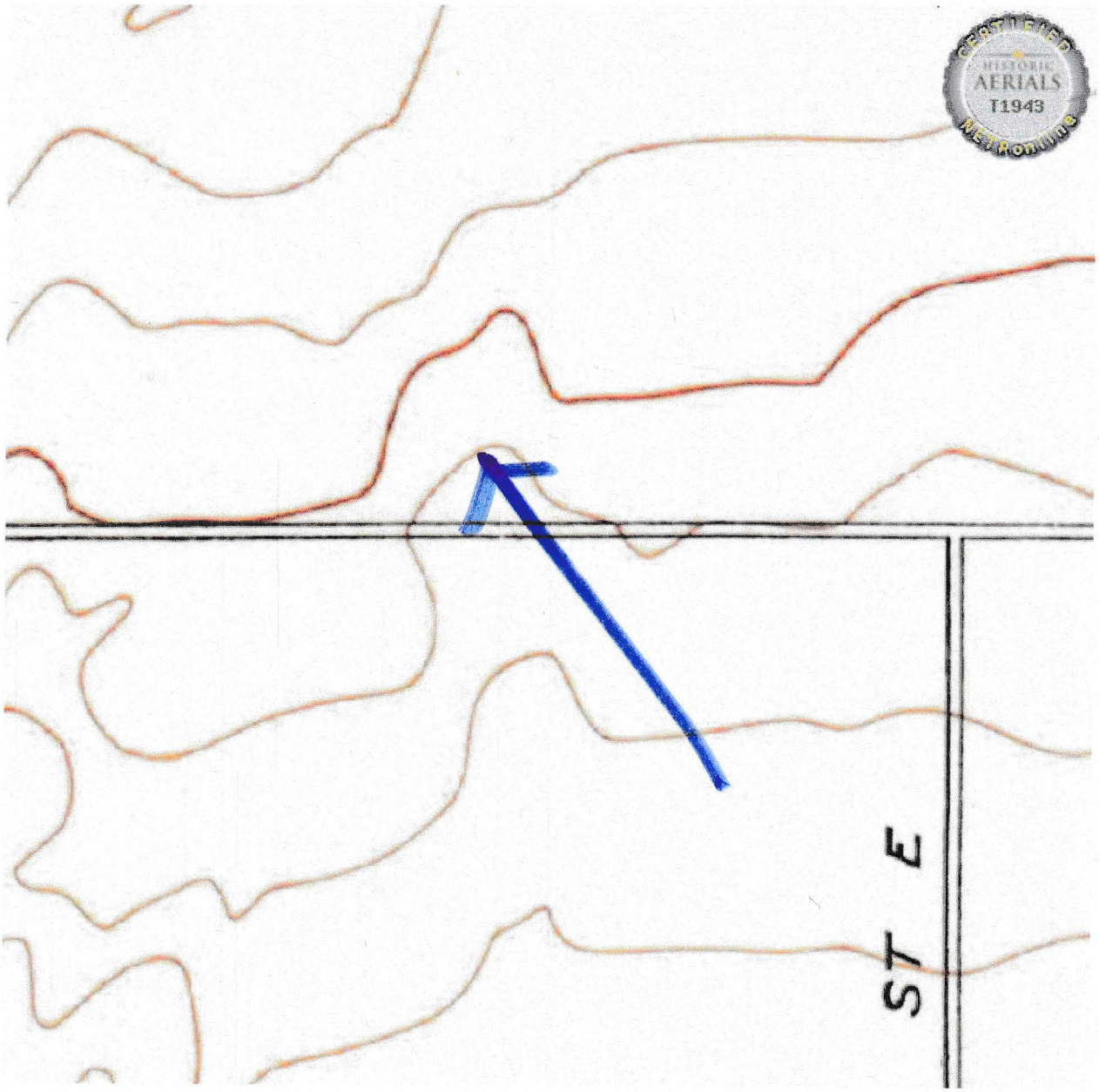
RECENT AERIAL PHOTO SHOWING SITE/ITS VICINITY GERNERAL LAYOUT

25th St E & Ave. R



APPENDIX B

HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS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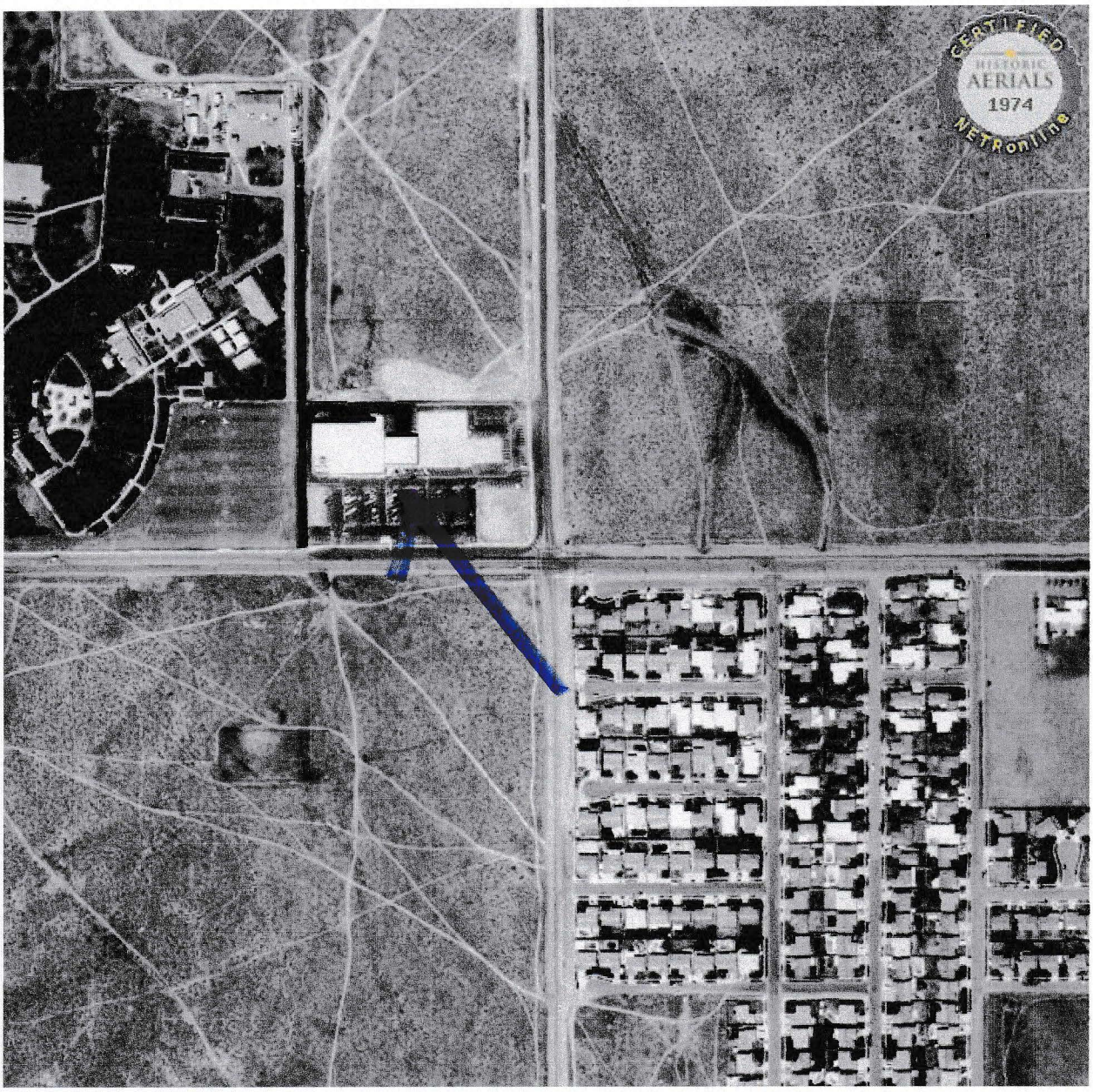
1971
NETRonline


CERTIFIED
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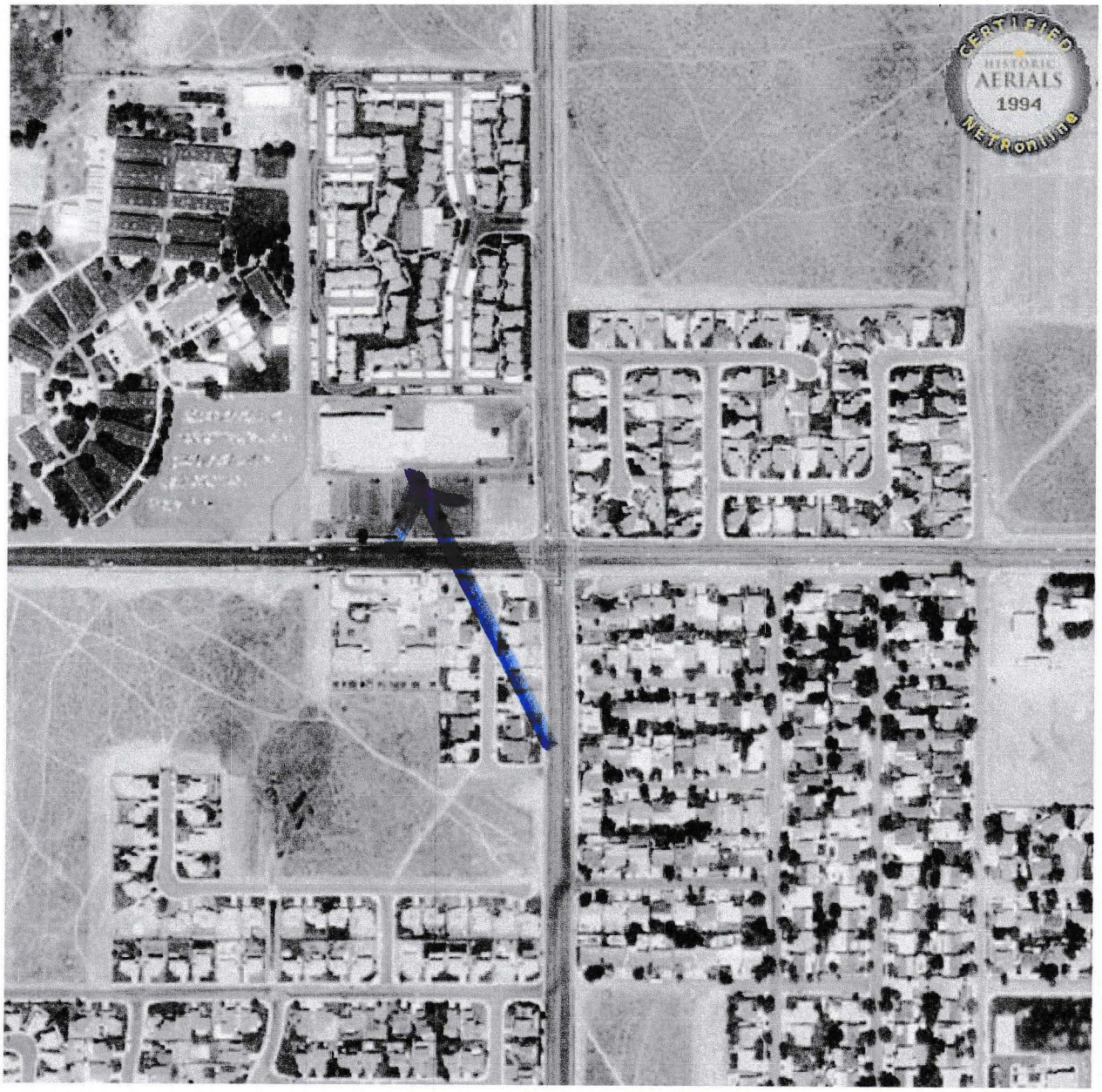
1974
NETRonline


CERTIFIED
HISTORIC
AERIALS
1994
NETRONLINE


CERTIFIED
HISTORIC
AERIALS
2005
NETRONLINE

APPENDIX C

GOVERNMENT RECORDS SEARCH DATABASE

2303 E Avenue R, Palmdale, CA 93550
prepared for: REM
Ref:

2022-04-14

Environmental Radius Report

NETRONLINE

2055 E. Rio Salado Pkwy
Tempe, AZ 85381
480-967-6752

Summary

Federal

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	-
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	-
Lists of Federal CERCLA sites with NFRAP	0	0	-
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	-
Lists of Federal RCRA TSD facilities	0	0	-
Lists of Federal RCRA generators	0	-	-
Federal institutional control/engineering control registries	0	-	-
Federal ERNS list	0	-	-

State

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	-
Lists of state and tribal landfills and solid waste disposal facilities	0	0	-
Lists of state and tribal leaking storage tanks	0	3	-
Lists of state and tribal registered storage tanks	0	-	-
State and tribal institutional control/engineering control registries	0	-	-
Lists of state and tribal voluntary cleanup sites	0	0	-
Lists of state and tribal brownfields sites	0	0	-

Other

	< 1/4	1/4 - 1/2	1/2 - 1
Resource Conservation and Recovery Act Information (RCRAInfo)	0	6	-
U.S. EPA Underground Storage Tanks (UST)	0	-	-

Lists of Federal NPL (Superfund) sites

No Federal NPL sites found within a one-mile radius of the target property.

Lists of Federal Delisted NPL sites

No Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

No Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

No Federal RCRA facilities undergoing corrective action(s) found within a half-mile radius of the target property.

Lists of Federal RCRA TSD facilities

No Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.

Lists of Federal RCRA generators

No Federal RCRA generators found at the target property and/or adjoining properties.

Federal institutional control/engineering control registries

No Federal institutional or engineering controls found at the target property.

Federal ERNS list

No Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

No State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

No State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

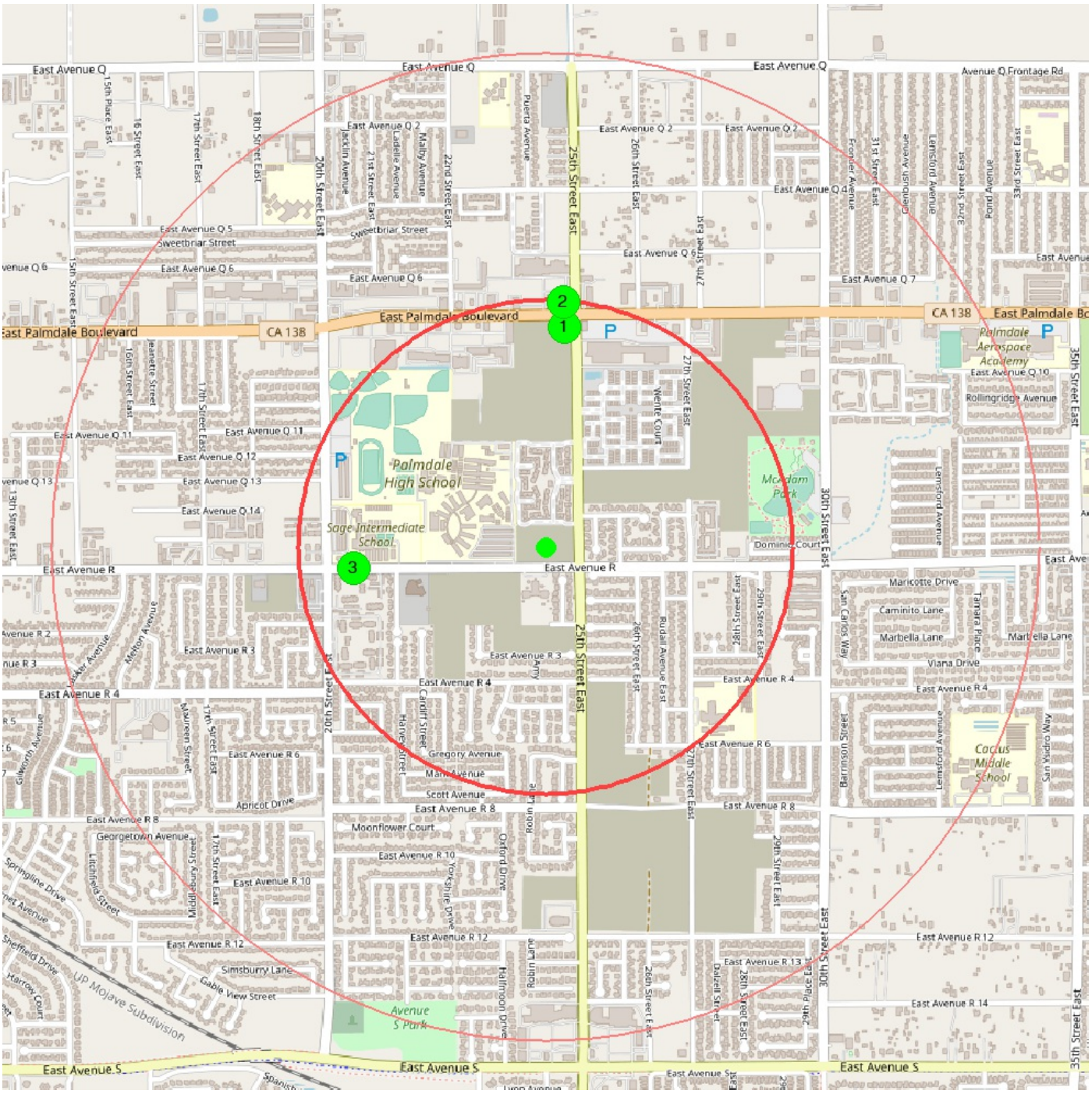
Lists of state and tribal landfills and solid waste disposal facilities

No State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

SWRCB - LEAKING UNDERGROUND STORAGE TANK (LUST) SITES

If a UST leak occurs, the owner and operator (Responsible Party) must report the leak to the local regulatory agency. Soil and/or groundwater assessment may be required by the lead regulatory agency. Assessment and cleanup is governed by the Porter Cologne Water Quality Control Act (Water Code) and Chapter 16 (Article 11) of the Underground Storage Tank Regulations. This information was downloaded from the State Water Resources Control Board (SWRCB) GeoTracker database, and was searched to return all records within a half-mile of the target property.



center 34.57334566418717 -118.08620564661061

0.5 mile

1.0 mile

1

Global ID	**T0603799273**
Business Name	**ARCO #9636**
Street Number	**2354**
City	**PALMDALE**
Case Type	**LUST Cleanup Site**
Status	**Completed - Case Closed**
Status Date	**2000-08-22 00:00:00**
CUF Case	**NO**
Lead Agency	**LOS ANGELES COUNTY**
Local Agency	**LOS ANGELES COUNTY**
RB Case Number	**6B1900985T**
Contaminants of Concern	**Gasoline**
Media of Concern	**Under Investigation**
Leak Reported Date	**2000-08-23 00:00:00**
Discharge Source	**Other**
No Further Action Date	**2000-08-22 00:00:00**
Watershed Name	**Antelope - Lancaster (626.50)**
EnviroScreen Score	**46-50%**
Military DOD Site	**No**
distance from center (miles)	0.4476
data source	last updated 2022-02-16 from CA-SWRCB-GEOTRACKER

2

Global ID	**T0603789190**
Business Name	**ARCO PRODUCTS #05265**
Street Number	**2353**
City	**PALMDALE**
Case Type	**LUST Cleanup Site**
Status	**Completed - Case Closed**
Status Date	**2012-03-26 00:00:00**
CUF Case	**YES**
Lead Agency	**LAHONTAN RWQCB (REGION 6T)**
Local Agency	**LOS ANGELES COUNTY**
RB Case Number	**6B1920014T**
Contaminants of Concern	**Gasoline**
Media of Concern	**Under Investigation**
Leak Reported Date	**2001-03-12 00:00:00**
Discharge Source	**Other**
No Further Action Date	**2012-03-26 00:00:00**
Watershed Name	**Antelope - Lancaster (626.50)**
EnviroScreen Score	**46-50%**
Military DOD Site	**No**
distance from center (miles)	0.4979
data source	last updated 2022-02-16 from CA-SWRCB-GEOTRACKER

3

Global ID	**T0603700251**
Business Name	**PALMDALE HIGH SCHOOL**
Street Number	**2137 E Ave R**
City	**PALMDALE**
Case Type	**LUST Cleanup Site**
Status	**Completed - Case Closed**
Status Date	**1998-02-04 00:00:00**
CUF Case	**NO**
Lead Agency	**LAHONTAN RWQCB (REGION 6V)**
Local Agency	**LOS ANGELES COUNTY**
RB Case Number	**6B1900169T**
Contaminants of Concern	**Gasoline**
Media of Concern	**Soil**
Leak Reported Date	**1990-03-27 00:00:00**
Discharge Source	**Other**
No Further Action Date	**1998-02-04 00:00:00**
Watershed Name	**Antelope - Lancaster (626.50)**
EnviroScreen Score	**46-50%**
Military DOD Site	**No**
distance from center (miles)	0.3909
data source	last updated 2022-02-16 from CA-SWRCB-GEOTRACKER

Lists of state and tribal registered storage tanks

No State and/or tribal registered storage tanks found at subject and adjoining properties.

State and tribal institutional control/engineering control registries

No State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal voluntary cleanup sites

No State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.

Lists of state and tribal brownfields sites

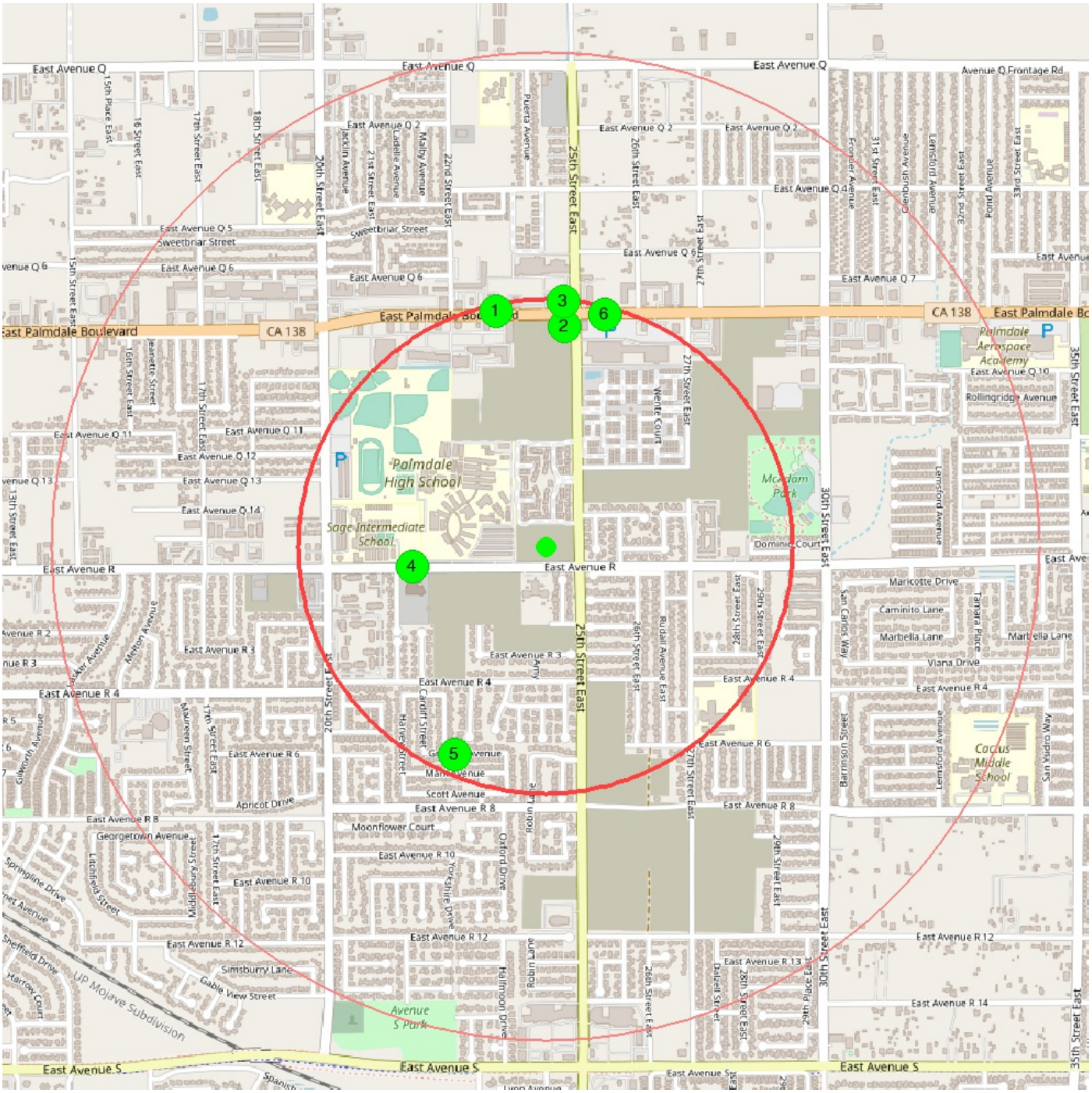
No State and/or tribal brownfields sites found within a half-mile radius of the target property.

Resource Conservation and Recovery Act Information (RCRAInfo)

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste.

Please note that RCRAInfo contains all hazardous waste handlers in addition to TSDFs, generators, and facilities undergoing RCRA corrective action. One may encounter duplicate records from the TSDF, generators, and/or the RCRA corrective action sections. This source was searched for all records within a half-mile of the target property.



center 34.57334566418717 - 118.08620564661061 0.5 mile 1.0 mile

1

Registry ID	**110002812369**
Name	**ANGELS DRY CLEAN EXPRESS**
Address	**2307 C E PALMDALE BLVD**
City	**PALMDALE**
Site Type	**STATIONARY**
Program Acronyms	**RCRAINFO:CAD982438111**
Interest Type	**SQG**
Point of Reference Description	**PLANT ENTRANCE (GENERAL)**
Date Created	**01-MAR-00**
Date Updated	**29-DEC-14**
FRS Facility Detail Report URL	**Link**
distance from center (miles)	0.4861
data source	last updated from FACILITY REGISTRY SERVICE

2

Registry ID	**110055896543**
Name	**ARCO 42113**
Address	**2354 E PALMDALE BLVD**
City	**PALMDALE**
Site Type	**STATIONARY**
Program Acronyms	**CA-CERS:10267951, CA-ENVIROVIEW:256733, CA-ENVIROVIEW:6637, EIS:19244811, RCRAINFO:CAL000385695**
Interest Type	**AIR EMISSIONS CLASSIFICATION UNKNOWN, OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER**
Point of Reference Description	**CENTER OF A FACILITY OR STATION**
Date Created	**15-SEP-13**
Date Updated	**12-APR-19**
FRS Facility Detail Report URL	**Link**
distance from center (miles)	0.4477
data source	last updated from FACILITY REGISTRY SERVICE

3

Registry ID	**110055896525**
Name	**ARCO # 5265/NADAR HELO**
Address	**2353 E PALMDALE BLVD**
City	**PALMDALE**
Site Type	**STATIONARY**
Program Acronyms	**CA-CERS:10267948, CA-ENVIROVIEW:6544, EIS:19185411, RCRAINFO:CAL000389340**
Interest Type	**AIR EMISSIONS CLASSIFICATION UNKNOWN, OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER**
Point of Reference Description	**CENTER OF A FACILITY OR STATION**
Date Created	**15-SEP-13**
Date Updated	**10-OCT-15**
FRS Facility Detail Report URL	**Link**
distance from center (miles)	0.4977
data source	last updated from FACILITY REGISTRY SERVICE

4

Registry ID	**110012538851**
Name	**PALMDALE HIGH SCHOOL**
Address	**2137 E AVE R**
City	**PALMDALE**
Site Type	**STATIONARY**
Program Acronyms	**CA-ENVIROVIEW:141344, HWTS-DATAMART:CAR000121681, RCRAINFO:CAR000121681**
Interest Type	**SQG, STATE MASTER**
Point of Reference Description	**CENTER OF A FACILITY OR STATION**
Date Created	**28-AUG-02**
Date Updated	**14-OCT-15**
FRS Facility Detail Report URL	**Link**
distance from center (miles)	0.2719
data source	last updated from FACILITY REGISTRY SERVICE

5

Registry ID	**110002623947**
Name	**SMITH AND THOMPSON PUMPING CO**
Address	**2208 GREGORY AVE**
City	**PALMDALE**
Site Type	**STATIONARY**
Program Acronyms	**RCRAINFO:CA0001025485**
Interest Type	**TRANSPORTER**
Point of Reference Description	**CENTER OF A FACILITY OR STATION**
Date Created	**01-MAR-00**
Date Updated	**26-JAN-12**
FRS Facility Detail Report URL	**Link**
distance from center (miles)	0.4598
data source	last updated from FACILITY REGISTRY SERVICE

6

Registry ID	**110002733828**
Name	**TWENTY FIFTH ST CLEANERS**
Address	**2544 E PALMDALE BLVD**
City	**PALMDALE**
Site Type	**STATIONARY**
Program Acronyms	**HWTS-DATAMART:CAD981637507, RCRAINFO:CAD981637507**
Interest Type	**SQG, STATE MASTER**
Point of Reference Description	**ENTRANCE POINT OF A FACILITY OR STATION**
Date Created	**01-MAR-00**
Date Updated	**06-AUG-10**
FRS Facility Detail Report URL	**Link**
distance from center (miles)	0.4852
data source	last updated from FACILITY REGISTRY SERVICE

U.S. EPA Underground Storage Tanks (UST)

No records found

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